

# NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

(Form DS1308)

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The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 18.600 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **April 24, 2003 at 7:00 P.M.**, at the Emergency Services Center, 710 West 13th Street, Vancouver, Washington, to consider the following:

**Project Name:** Axford Lane Subdivision

**Case Number:** PLD2003-00006; SEP2003-00004; MZR2003-00008;  
EVR2003-00003

**Request:** The applicant is requesting to subdivide approximate 2.76 acre parcel into 23 single-family detached residential lots in the R-18 zone district.

**Date This Public Notice Issued:** February 27, 2003

**Location:** 5627 NE 59<sup>th</sup> Avenue

**Applicant:** Gordon Selley  
5833 108<sup>th</sup> Ave NE  
Kirkland, WA 98033  
(425) 822-4989; (425) 827-3187 FAX  
E-mail: [Gordon.selley@radiancorp.com](mailto:Gordon.selley@radiancorp.com)

**Contact Person:** Minister & Glaeser surveying, Inc.  
Attn: Nicolle Winston, Project manager  
2200 E. Evergreen Blvd.  
Vancouver, WA 98661  
(360) 94-3313; (360) 694-8410 FAX  
E-mail: [nsw@mgsurvey.com](mailto:nsw@mgsurvey.com)

**Hearing Examiner:** Richard Forester

**Staff Contact:** Michael Uduk  
397-2375 Ext. 4385

**Neighborhood  
Contact:** Andresen/St. Johns NA  
Gloria Sommer  
6200 NE 75<sup>th</sup> Street  
Vancouver WA 98661  
360-735-8983

**Legal Description of Property:**

Tax Lot 3 (160709) located in the NW ¼, of Section 18, Township 2 North, Range 2 East of the Willamette Meridian.

**Approval Standards/Applicable Law:**

Clark County Code Sections: 12.05A (Transportation Standards), 12.41 (Transportation Concurrence), 13.29 (Stormwater and Erosion Control), 18.311 (Residential Districts, R-18), 18.402A (Site Plan Review Approval), 18.403 (Review and Approval), 17.301 (Land Division), 13.08A (Sewer Connection), 13.40A (Water Connection), 15.12 (Fire Protection and Safety), 20.50 (SEPA), 20.50.025 (3)(k) (Historic and Cultural), 18.600 (Procedures), RCW 58.17

**Application & Fully Complete Date:**

Application Filed: January 9, 2003  
Fully Complete: February 18, 2003

**SEPA Appeal Process:**

In accordance with the State Environmental Policy Act (SEPA) and Clark County Code 20.50.030, the County must determine if there are significant environmental impacts associated with this request. The County will review the applicant's submitted SEPA checklist and make a determination in the combined Development Review Staff Report and SEPA Checklist Review to be issued at least fifteen (15) calendar days prior to the hearing.

A Determination of Non-significance (DNS) indicates that identified impacts can be adequately addressed with the application of existing County Codes and development standards. A Mitigated Determination of Non-significance (MDNS) indicates that identified impacts can be adequately addressed with conditions of approval.

Procedural or substantive appeals of a Determination of Non-Significance (DNS) or a Mitigated determination of Non-Significance (MDNS) must be filed in writing with the County within fourteen (14) calendar days of the date the SEPA Determination is

issued. There is no SEPA appeal fee for Type III reviews. SEPA appeals will be considered by the Hearings Examiner at the scheduled public hearing noted above, and decided in the subsequent written decision.

*Issues of compliance with existing adopted approval standards and criteria can be addressed in the public hearing without an appeal of the SEPA determination.*

### **Staff Report Timelines/Process:**

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Information regarding this application may be obtained by contacting **Michael Uduk at (360) 397-2375, Ext. 4385** at the Clark County Development Services Division, 1408 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

Comments received by March 13, 2003 will be considered in the staff report.

### **Public Testimony Process:**

Any person wishing to present testimony should arrive by **7:00 p.m.** at the Emergency Services Center, 710 West 13th Street, Vancouver, Washington.

### **Faxed & Written Testimony**

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: Rosie Hsiao. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, P. O. Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Customer Center by **1:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

### **Appeal Process:**

The Hearing Examiner normally issues a decision within two weeks of the public hearing. In accordance with Clark County Code 18.600.100, appeals of Hearing Examiner decisions must be filed with the Board of County Commissioners within fourteen (14) days of the mailing of the Hearing Examiner's written decision. Hearings Examiner decisions on any SEPA appeal cannot be further appealed to the Board of County Commissioners. Such appeals must pursue judicial review.

Appeals must be in writing and contain a brief statement describing why the Hearing Examiner's decision is in error. The appeal must be accompanied by check in the

amount of **\$263**. Checks shall be made payable to the Board of County Commissioners.

**Accommodation of Physical Impairments:**

The Emergency Services Center is wheelchair accessible. For persons requiring auxiliary aids or special arrangements in order to participate in this hearing, please contact the Development Services Division as far in advance of the hearing date as possible. To request these arrangements, please contact Rosie Hsiao at (360) 397-2375, Ext. 4335, or call the Telecommunications Device for the Deaf (TDD) line at (360) 737-6057.

**Web Page at:** <http://www.clark.wa.gov>